

## **Planning and Zoning Commission Regular Meeting**

**December 7, 2005**

### **1. CALL SESSION TO ORDER**

The December 7, 2005, Regular Meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street. With a quorum present, Chairperson Kosik called the meeting to order at 7:00 p.m.

### **2. ROLL CALL**

Present for roll call were Chairman Al Kosik, Commissioners David Pavliska, Ray Thibodaux, Dale Austin, Russ Boles, Larry Quick, Betty Weeks, and Sandy Arnold. Staff included Jim Stendebach, Director, Planning Department, Susan Brennan, Planning Coordinator, Bernadette Hayes, Senior Planner, and Shannon Burke, Senior Planner.

### **3. APPROVAL OF THE NOVEMBER 2, 2005, REGULAR MEETING MINUTES**

**Motion:** Motion by Commissioner Boles, second by Commissioner Arnold to approve the November 2, 2005 minutes with correction of date (November 2 as opposed to November 11).

**Vote:** Ayes: Chairman Kosik, Commissioners David Pavliska, Ray Thibodaux, Dale Austin, Russ Boles, Larry Quick, Betty Weeks, and Sandy Arnold. Noes: None. Abstain: None. The motion carried unanimously.

### **4. CONSENT AGENDA**

**4.A. Consider the Final Plat of Behrens Ranch Phase D, Section 3, ROW Plat, application no. 2005-027-FP.**

**4.B. Consider the Final Plat of Brinegar Subdivision, application no. 2005-065-FP.**

**4.C. Consider the Final Plat of Legends Village Section 2, Phase 2, application no. 2005-041-FP.**

**Motion:** Motion by Commissioner Boles, second by Commissioner Austin to approve items 4.A., 4.B., and 4.C.

**Vote:** Ayes: Chairman Kosik, Commissioners David Pavliska, Ray Thibodaux, Dale Austin, Russ Boles, Larry Quick, Betty Weeks, and Sandy Arnold. Noes: None. Abstain: None. The motion carried unanimously.

### **5. TABLED ITEMS NOT REQUIRING A PUBLIC HEARING**

**5.A. Consider the Final Plat of Palm Valley Market Center, Section 3, application no. 2005-066-FP.**

The applicant has requested that this item be tabled until the January 11, 2006 meeting.

**5.B. Consider the Final Plat of Oakmont Crossing Section 1, Replat of Lot 2, Block B, application no. 2005-064-FP.**

The applicant has requested that this item be tabled until the January 11, 2006 meeting.

**Motion:** Motion by Commissioner Austin, second by Commissioner Pavliska to table items 5.A. and 5.B. until the January 11, 2006 meeting.

**Vote:** Ayes: Chairman Kosik, Commissioners David Pavliska, Ray Thibodaux, Dale Austin, Russ Boles, Larry Quick, Betty Weeks, and Sandy Arnold. Noes: None. Abstain: None. The motion carried unanimously.

**6. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION**

**6.A. Consider public testimony regarding the application filed by Robinson Land, LTD., Partners, ET. AL., for the approval of the 620 Medical Center Concept Plan, application no. 2005-009-CP.**

Ms. Hayes stated the 6.24-acre tract is located on the north side of RM 620 between Oak Creek and Oakland Drive. She indicated the developer is proposing a 3-lot subdivision, and the plan conforms to the concept plan requirements, therefore, Staff recommends approval.

Present on behalf of the developer was Chuck Carroll of Cunningham-Allen Engineers and Surveyors.

Chairman Kosik opened the public hearing. Seeing no one the public hearing was closed.

**6.B. Consider a recommendation to approve the 620 Medical Center Concept Plan, application no. 2005-009-CP.**

Mr. Carroll indicated the applicant will comply with the 15-FT mandatory vegetative buffer between the residential and the commercial development. He stated they are also moving the buildings as close as they can to RM 620 in order to prevent buildings, especially 2-story buildings, from peering down into adjoining residential yards.

The question was asked if the applicant is considering all three lots as medical uses.

Mr. Carroll explained at this point, they are anticipating medical office on two lots and a neighborhood retail use on the third lot.

The question was asked if there will be parking in the rear.

Mr. Carroll replied yes, stating all the parking will be in the rear. He indicated there is a 6-FT privacy fence adjoining the residential lots, and the developer will be responsible for maintaining that fence in the future.

The question was asked if there will be parking in front.

Mr. Carroll stated only the neighborhood retail building will have parking in front.

**Motion:** Motion by Commissioner Boles, second by Commissioner Austin to approve the 620 Medical Center Concept Plan, application no. 2005-009-CP.

**Vote:** Ayes: Chairman Kosik, Commissioners David Pavliska, Ray Thibodaux, Dale Austin, Russ Boles, Larry Quick, Betty Weeks, and Sandy Arnold. Noes: None. Abstain: None. The motion carried unanimously.

## **7. PLANNER REPORT AND COMMISSION COMMENTS**

Ms. Brennan indicated a special called meeting will be held next Wednesday, December 14, to discuss the zoning cases that were planned for this meeting.

## **8. ADJOURN**

Chairman Kosik adjourned the meeting at 7:13 p.m.

**Respectfully Submitted,**

**Amy Swaim**

**Administrative Technician**